## Plea for More Modern Port Terminal Facilities

Great Waste, Costly Delays and Inefficiency Not in the Long Haul, but in Local Transfer, Storage and Distribution, Says an Expert-Subject Little Understood and Its Importance Not Greatly Appreciated.

esuntry regarding transportation than country regarding transportation than control to the country regarding transportation than country regarding sterial importance. Professor Edwin in Clapp, of New York University, in is recent book, "The Port of Boston," specified that, contrary to a popular inconception, the Port of Boston has stance, combines state, municipal, railseints out that, contrary to a popular the best selution. New York, for insistenception, the Port of Boston has stance, combines state, municipal, railroad steem built up by the railroads, or control and the lighterage system which were anxious to have imports

tion either by rail or water, but in the transfer, distribution, storage, imperfect coordination and articulation of the different carriers within comparatively small terminal areas. Often the handling, transfer or storage of merchandise for local consumption or for export within a city's limits is more expensive than its actual transport. expensive than its actual transporta-tion for hundreds of miles. The Federal government has ex-

pended upward of \$1,000,000,000 in river and harbor improvements and has ust appropriated another \$40,000,000, and in the past probably a just appropriated another greater per-and in the past probably a greater per-centage of such expenditures has been wasted than of any similar sum ever deveted to transportation purposes. Only about \$50,000,000 of this total has een expended for New York, although s has expended about \$200,000,000 its canal improvements, for which York City is taxed about 70 per But recently through the efforts Congressman Murray G. Hulbert, is the first Representative from ew York City to be on the Rivers and arbors Committee of the House, New ork is receiving a reasonably proporate sum for its port improvements. development of the Bronx Ter-

entering the Port of New s millions of dollars invested New Jersey and New York and the 2,000 lighters, car

The rules prescribe the form in which

resolutions on petitions and appeals shall be framed and the number of votes required for passage. For each

small be framed and the number of votes required for passage. For each meeting a calendar is to be prepared, listing under serial numbers all the matters that will come before the board for action. Any matter that remains undisposed of at any one meeting will continue to appear on the calendars of the following meetings until finally disposed of. It is hoped that in this way delays in acting on appeals will be way delays in acting on appeals will be

way delays in acting on appeals will be

A bulletin, in accordance with the requirements of the law, will be issued as soon as the necessary arrangements for its prompt publication can be made with the City Record. The bulletin will appear weekly, and it is hoped to have it in the hands of the members of the board and others interested the day before each regular meeting. In the bulletin will appear all notices of hearings, notices of tests and such other announcements as may be of interest to the public. It will also contain all approved resolutions and rules that have been adopted since the previous publication of the bulletin. The minutes of each moeting will appear in the bulletin and the calendar of the regular meeting following the publication. The permanent records may be consulted by the public at any reason-

Be WILLARD REED MESSENGER. term of years and during a period of Re WILLARD REED MESSENGER.

The whole subject of modern terminal facilities is little understood and in importance little appreciated in the limited States. Probably more fallations have been promulgated in this have found that municipal or state ownership or control of the waterfront.

were anxious to have imports and exports in order to supply greater freight tennage for their reads, and tensequently steamship lines have been given free pier accommodations. More given free pier accommodations, More given free pier gi

mdertaking,
delays, inhandling
transportabut in the
to disgorge; they are importuned for dividends by 600,000 stockholders; a critical public demands improved service; receiverships flourish
and the Interstate Commerce Commis-

A Federal Shipping Commission.

Now a Federal Shipping Commission is to be created to regulate water carriers in the same way that the Interstate Commerce Commission regulates rail carriers, but the railroads are forbidden by the government to engage in the business of transportation by water. So, again there is the terminal problem or point of transfer engage in the business of transporta-tion by water. So, again there is the terminal problem or point of transfer-left uncared for unless the commis-sions amalgamate their jurisdictions or synchronize their separate authorities. Most government regulation of car-riers and shippers, however, is of a re-straining character or in the nature of control in the operation and admin-istration of the existing facilities, whereas the fundamental terminal de-ficiency is found in the imperfect physiordination. It is hoped that the eagerness of American business men to share permanently in foreign trade will solve the terminal problem.

Competition after the war will be the Competition after the war will be the keenest the world has ever known. On May 6 the Canadian Parliament voted to grant the request of Sir George Foster, Minister of Trade and Commerce, for an appropriation of \$150,000 to enable the government to organize a campaign for foreign trade. The French are already planning for the time "Quand la paix viendra." It is estimated that when peace comes the Russian government will at once need \$200,000,000 worth of machinery and private Russian interests will require private Russian interests will require \$100,000,000 more, and that 25,000 miles of new railroad construction will be undertaken to supplement the present 60,000 miles, a meagre mileage for so vast an empire.

But the need for terminal improvements does not rest alone on the benefits from foreign trade. The domestic trade is vastly greater in volume and stages required to handle their enorges tonnage.

Source of the amortization committee of the consumer's daily provisions, his an extravagant extrav But the need for terminal improve

cated in Room 1822. The meetings are open to the public, and any person attending one of the meetings who wishes to be heard is requested to send his name to the secretary, so that the orderly transaction of business will not be disturbed.

with the port. It is port. It is port. It is a port to the port to HOUSE RECENTLY PURCHASED BY MARY F. WOODS AT MOUNTAIN LAKES.

James R. Murphy, at the Grand Union stable in rear suitable for garage, seventy-five feet frontage; parcel three, northeast corner of Broadway and Clarsold in twenty-six separate parcels, endon Court shutter the The Woodlawn Park tract will be sold in twenty-six separate parcels, and the one-time Windsor Hotel tract in the village in four separate parcels, in the village in four separate parcels, as follows: Parcel one, Woodlawn Park, comprising 600 acres, the Hilton, the Wayside and Overlook mansions, the lodge and cottages, servants' quarters, stables, barns and numerous outhouses; parcel two, nineteen residential plots located on east side of Broadway and Clarkendon Court abutting the city park Kisco Estates. They also sold the Anna change and adjoining the Masonic Temple, convenient to trolley and railroad station, James Millmore hotel property in Bed-sold the Laundry and stable, east side of South Federal Street, one and two-story frame buildings, plot 150x150.

According to Mr. Lester, the estate with its many improvements represents an expenditure of more than \$1,000,000.

The Woodlawn Park tract will be not tracked and control of the Mikelson on the west side of Fox Meadow Road, Scarsdale, N. Y. It adjoins the property in the same brokers last year.

EXPERT FAVORS

Samuel P. Goldman Be-

lieves Changes Necessary

in Loaning System.

**AMORTIZATION** 

the amortization feature will benefit

vill be greater than the benefit to the

HOME OF LASH BAIRD AT MANHATTAN BEACH.

SALE OF \$1,000,000 ESTATE

"it has been objected that an owner dependent on the income of his property will not be able to meet the increased demand of amortization. The supposition is erroneous. A person who gives a first mortgage for 70 per cent of the value, then a second mortgage to a former owner of 15 per cent additional, then a mortgage or other lien to a contractor for 10 per cent, cannot meet the necessities of such a situation. The error lies in regarding such a person as an 'owner.' He really is not an owner, and the best thing

GERMAN AND AUSTRIAN FIRMS.

SALE of PREEHOLD and LEASEHOLD PROPERTY, GOODWILL, and TRADE MARKS of ENEMY FIRMS in NIGERIA. BY ORDER OF THE SUPREME COURT. arrangements are being made for the SALE of all the FREEHOLD and LEASEHOLD PROPERTY of enemy firms in NIGERIA, including lands, houses, offices, shops, warehouses, stores, sheds, wharves, piera, and all other buildings of fixtures whatscever, as well as the TRADE MARKS and GOODWILL of the various BUSINESSES, which are now vested in the Roceiver.

The sale will be carried out by tender or public suction, and will be held in London on October 31st, 1815.

The firms carried on a very extensive invents and ex-

The firms carried on a very extensive usiness as shipping agenta import and except merchants commission agenta, &c. they were established at all the trading entres of any importance in Nigeria, in ome cases for over a quarter of a century, and in the case of G. L. Gaiser for over 60 ears.

and in the case of the properties are most favorably situated for business purposes, and in some places it is difficult for the public to obtain other sites.

Full descriptions and a report on titles of the various properties are being obtained, and when particulars are available forther notice will be issued for the information of the public.

T.E. BUTHROWES, Receiver, Receiver's Office, Lagon, 8th May, 1916.

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TO LET FOR BUSINESS PURPOSES.



Former American Malting Co. Plant Bought by George Ehret.

TWELVE STORY LOFT FIGURES IN TRADE

Payment for Structure in West 22d Street.

plant, on Avenue A, extending back to the East River, between East 63d and East 64th sts., has been sold to George Chret, the brewer, by Joseph P. Day. When the control of the American Malting Company changed hands, the new management decided to dispose of the East River property. The build-SEASIDE HOME FOR ACTRESS ings consist of a twelve story brick malting house, 92.8 1/2 x131.3 outside House for Lash Baird at Manhattan dimensions; a one story storage building, 66.10x92.81/2; one story kiln build-

Holdings of Late Judge
Hilton, Saratoga Springs,
to Go at Auction.

All the real estate holdings of the forey are south of forest preserve of forty areas south of for

held at \$100,000. It was recently acquired from the Brenheimer estate by the Princeton Construction Company.

Malcoin E. Smith & Co. have sold a plot of half an acre to Allan Mann on the west side of Fox Meadow Road. Scarsdale, N. Y. It adjoins the property sold to Mr. Mann through the same brokers last year.

RABBIS BUY BRONX EDIFICE

RABBIS BUY BRONX EDIFICE

Evangelical Lutheran Church of St. Matthews Sold.

Alexander Selkin sold for the Evangelical Lutheran Church of St. Matthew, T. H. Lamprech, president, 1038 and 1040 Prospect av., between 165th and 166th sts., a church and two story and basement brick building, on 10 55.7x115.82, running through to Stebbins av.

The buyers are Rabbi Morris Wechsler and Rev. Bernard Kallenberg, who are organizing Congregation "Kneses Israel."

\$25,000 Montclair Sale.

Eidridge C. Sewall, of this city, has bought from Ernest C. Hinck the new residence on the south side of Melrose Place, near Clinton av., Montclair, N. J., a three story frame and shingle house, on plot \$00,000. The property was held to the sale.

BONGFELLOW AV.—An investor has purchased 1411 Longfellow av., a five reverse tagent family and 376 server tagenty family dishouse, 37.5x100, average and Courtlandt avs., held at \$55,000.

LONGFELLOW AV.—An investor has purchased 1411 Longfellow av., a five attraction Company, Philip I. Hover was broker.

51ST ST.—Samuel Freedman sold for Dr. Finest W. Goode 333 West 51st st., a three story dwelling, 17.6x100.5, to Dr. John J. A. Hickey, who will occupy. 143D ST.—Bernard Grohman purchased from Lowenfeld & Prager 257 West 143d st., a five story new law tenement, on plot 37.6x100. I. Haskell negotiated the sale.

BASSFORD AV.—Cahn & Pittman Durchased from the German American Purchased from the German purchased from the German Purchased from the German Purchased from Lowenfeld & Prager 257 West 143d st., a five story new law tenement, on plot 37.6x100. I. Haskell negotiated the sale.

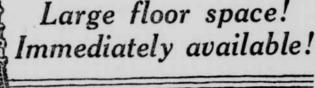
BASSFORD AV.—Cahn & Pittman Purchased from the German Purchased f

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enjoyed at Manhattan Beach is a tenminute car line service from Sheepshead Bay.

FARM FOR DR. HOUGHTON

Pastor of Church of the Transfiguration Gets Westchester Land.

The Rev. Dr. George C. Houghton, of the Church of the Transfiguration, has purchased the Charles H. Brown farm, on the state road near Bedford, Westchester County, through the Merriam & Rulledge organization, from the Mount Kisco Estates. They also sold the Anna C. Nolte farm to M. W. Thompson, the James Millmore hotel property in Bedford to A. Steiner, of Goldens Bridge, and the Jessie Agor farm at Lake Mahopac to M. Mikkelsen.

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The Tribune

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ing Beach with Privacy -A Private Car Line -Day and Night Transit

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For other real estate see Page 11,

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ance, Dry Goods Merchants and Shipping men read The Journal of Commerce and not only these, but wealthy men in other lines as well. About the best advertising of high class

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